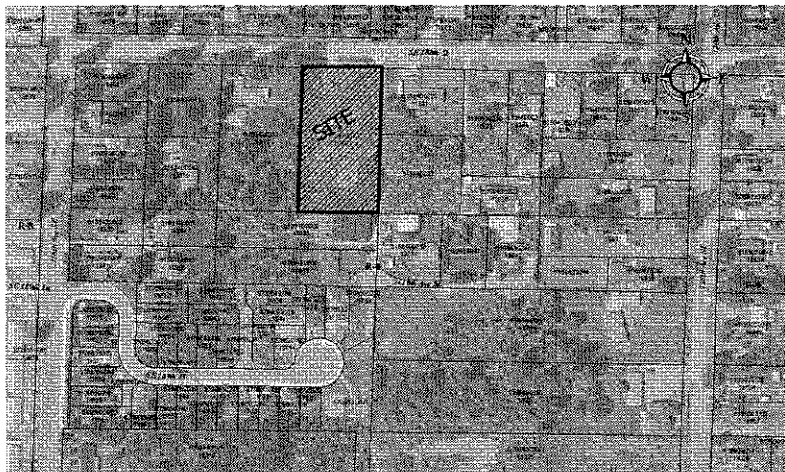


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	May 24, 2010		
Project Name:	St. Thomas Orthodox Church II		
Owner:	St. Thomas Orthodox Church of Washington; PO Box 932; Renton, WA 98057		
Applicant:	Babu Parayil; 2314 127 th Ave NE; Bellevue, WA 98005		
File Number:	LUA10-016, ECF, CU-H		
Project Manager:	Rocale Timmons, Associate Planner		
Project Summary:	<p>The applicant is requesting a Hearing Examiner Conditional Use Permit and Environmental (SEPA) Review in order to expand the scope of an approved Site Plan/Conditional Use Permit for the St Thomas Orthodox Church (LUA08-102). With existing land use permits the applicant is entitled to change the use of an existing mechanical shop into a worship/study center, which is 2,016 square feet in size. The current proposal includes a 1,920 square foot addition to existing structure; resulting in a 3,920 square foot worship center. The proposal also includes an expansion of the surface parking lot from the approved 19 stalls to a total of 32 parking stalls. The site is approximately 48,350 square feet in size and is located within the Residential-4 du/ac zoning designation. Access to the site would be provided directly from SE 188th St. There are two residential buildings located onsite; a 610 square foot guesthouse proposed for removal and a 1,800 square foot single-family dwelling proposed to be retained. There are no critical areas onsite.</p>		
Project Location:	11651 188 th Ave SE		
Exist. Bldg. Area SF:	2,016 SF	Proposed New Bldg. Area (gross):	1,920 SF
Site Area:	48,351 SF	Total Building Area GSF:	3,936 SF
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental (SEPA) Review for the future construction of additions to and conversion of an existing structure for the St. Thomas Orthodox Church to use as a worship center. In addition to the Environmental Review, a Conditional Use Permit before the Hearing Examiner has also been requested. The current proposal includes a 1,920 square foot addition to a 2,000 square foot existing structure formerly used as a mechanical shop. There are also two residential buildings situated on the northern half of the site, a 650 square foot guesthouse and a 1,600 square foot single-family dwelling. The applicant is proposing to retain the single-family dwelling as a home for clergy and demolish the guesthouse. The existing structure and proposed additions/expansions would be sited on a 1.1 acre site; zoned Residential-4 (R-4). The property is located on the south side of SE 188 Street between 116th Ave SE and 120th Ave SE at 11651 188th Ave SE.

The completed project would provide a total of 32 surface parking stalls and a one story 3,920 square-foot worship facility with a 90 person seating capacity. Currently, the existing onsite gravel parking lot has a capacity of approximately 15 parking stalls. The main assembly area would include altars, a chancel, classroom, office and narthex. The additions would expand the existing structure to the west and the south and would include two restrooms and a social hall. The applicant is proposing several modifications to the façade treatments, including: paint, new windows and entrances. The existing structure and proposed additions would not exceed the current height of 24 feet from existing grade. A 3 foot and 6 inch cross symbol is proposed to be placed on the west elevation at the top of the pitched roof with two additional crosses also placed along the western façade.

The church facility, both existing and proposed portions, would be located on the east side of the southern portion of the project site with the surface parking areas located north and south of the main building. Existing and proposed landscaping is located around the perimeter of the site and adjacent to the existing and proposed structures.

Access to the site would be provided directly from SE 188th St and two existing driveways would be abandoned. There are no critical areas onsite. All eight of the existing trees on site are proposed to remain.

The applicant applied for a Conditional Use Permit in 2008 (LUA08-102) in order to change the use of the existing mechanical shop into a worship/study center, with no expansion in square footage or height. The approved proposal included a 19 parking stall gravel parking lot and the demolition of an existing guest house located on site. A parking modification was granted in order to modify the requirement for paving and striping of the parking lot. The applicant has applied for building permits in order to begin construction per the approved plan however, construction has not begun.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall pay a Transportation Mitigation Fee of \$75 per trip. The fee, at \$75 per trip for the 26.14 new daily trips anticipated, has been estimated at \$1,960.50 (26.14 trips x 75.00 = \$1,960.50). This fee would be payable prior to issuance of the building permit.
2. The applicant shall pay a Fire Mitigation Fee of \$0.52 per square foot of new non-residential space. This fee is estimated to be \$998.40 (1,920 SF x \$0.52 = \$998.40) which would be payable prior to the issuance of building permits.

C. Exhibits

Exhibit 1	Vicinity/Zoning Map
Exhibit 2	Site Plan
Exhibit 3	Drainage Plan

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The proposed project site is predominately flat, with slopes at approximately 1.5 percent. The site generally slopes from the southwest to the northeast. The soils on site have been identified as Alderwood gravelly sandy loam. There is no evidence of instability.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

2. Water

a. Storm Water

Impacts: The project site is located within the Soos Creek River basin, a sub-basin of Soos Creek. The applicant submitted a "Technical Information Report," prepared by Alta Cascade, Inc. (dated April 16, 2010) as part of the application materials. Surface water flow calculations for the revised proposal were calculated following the 2009 King County Surface Water Design Manual (KCSWDM) as adopted by the City of Renton.

Stormwater from the project site currently flows into a drainage ditch along the east and northern property lines. The water is then conveyed to the east to the ditch on the west side of 118th Ave SE. The storm water then flows west along SE 188th St through a series of ditches and culverts. Existing stormwater runoff from the site flows towards multiple existing catch basins where it is collected and discharged to the existing stormwater conveyance system.

The applicant has proposed the replacement of the existing ditch with a bio-filtration swale and the creation of a second bio-filtration swale along the north property boundary in order to collect runoff from the north half of the project site. The runoff would then be conveyed to the ditch along SE 188th St. the natural discharge locations would be maintained by the proposed stormwater management plan.

The applicant is proposing to comply with the recommendations found in the drainage evaluation portion of the Technical Information Report prepared by Alta Cascade dated April 16, 2010. The drainage evaluation is acceptable as a preliminary design.

Mitigation Measures: No further mitigation needed.

Nexus: Not applicable.

3. Transportation

Impacts: The project can be expected to have impacts on City's street system. In order to mitigate impacts on City streets from this usage, a Transportation Impact Fee would be imposed. The fee, at \$75 per trip for the 26.14 new daily trips anticipated, has been estimated at \$1,960.50 (26.14 trips x 75.00 = \$1,960.50). This fee would be payable prior to issuance of the building permit.

Mitigation Measures: The applicant shall pay a Transportation Mitigation Fee of \$75 per trip. The fee, at \$75 per trip for the 26.14 new daily trips anticipated, has been estimated at \$1,960.50 (26.14 trips x 75.00 = \$1,960.50). This fee would be payable prior to issuance of the building permit.

Nexus: Transportation Mitigation Fee Resolution 3100; Ordinance 4489; SEPA Environmental Regulations

4. Fire & Police

Impacts: The project can be expected to have impacts on fire and police services. In order to mitigate impacts, a Fire Impact Fee would be imposed. The project would be subject to this fee, prior to issuance of the building permit. Staff recommends a mitigation measure requiring the applicant to pay a Fire Mitigation Fee of \$0.52 per square foot of new non-residential space. This fee is estimated to be \$998.40 (1,920 sf x \$0.52 = \$998.40) which would be payable prior to the issuance of building permits.

Mitigation Measures: The applicant shall pay a Fire Mitigation Fee of \$0.52 per square foot of new non-residential space. This fee is estimated to be \$998.40 (1,920 SF x \$0.52 = \$998.40) which would be payable prior to the issuance of building permits.

Nexus: Fire Mitigation Fee Resolution 2895; SEPA Environmental Regulations

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, June 11, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

Advisory Notes to Applicant

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.

Water:

1. This project is located in the Soos Creek Water District.
2. Any new construction must have one fire hydrant capable of delivering a minimum of 1,000 GPM and shall be located within 150 feet of the structure and additional hydrants (also capable of delivering a minimum of 1,000 GPM) within 300 feet of the structure. This distance is measured along the travel route.
3. Project should have completed a water availability.

Sanitary Sewer:

1. This project is located in the Soos Creek Sanitary Sewer District.
2. Project should have completed a sewer availability.

Surface Water:

1. The City does not have any records of the storm facilities in this area.
2. The project will be required to comply with the new City of Renton Surface Water Design Standards which became effective February 10, 2010.
3. The Surface Water SDC fee is \$0.405 per square foot of new impervious area but not less than \$1,012. This fee is collected at the time a construction or utility permit is issued, prior or concurrent to the issuance of the building

permit. The fee will be determined based on final plans.

Transportation:

1. Per City of Renton code, commercial projects that are 0 to 5,000 sq ft in size shall provide half pavement width per standard plus minimum 10 feet, curb, gutter and sidewalks along the full frontages of the parcel being developed on the project side.
2. Street lighting is not required to be installed unless the commercial project is larger than 5,000 sq. ft.

Fire:

1. The fire flow requirement is 1,750 gpm. Two fire hydrants are required. One within 150-feet and one within 300-feet of the building. Any existing hydrants used to satisfy the requirements shall meet current fire code including 5-inch storz fittings. No objections to proposed fire hydrant relocations. A water availability certificate is required from Soos Creek Water and Sewer District.
2. Annual place of assembly permit is required.
3. An approved address sign is required on the building.
4. Fire department apparatus access roadways are required within 150-feet of all points of the building. Fire access roads are required to be a minimum of 20-feet unobstructed width with turning radius of 25 feet inside and 45-feet outside minimum. Fire lane signage required for the on site roadways. Proposed fire department turn around is acceptable.

Miscellaneous:

1. Construction plan indicating haul route and hours, construction hours and a traffic control plan shall be submitted for approval prior to any permit being issued.
2. Separate permits and fees for side sewer, domestic water meter, landscape irrigation meter, and any backflow devices will be required.
3. All plans shall conform to the Renton Drafting Standards.
4. A construction permit is required for any utility work. When plans are complete, three copies of the drawings, two copies of the drainage report, a construction estimate, application, and an appropriate fee shall be submitted to the City Hall sixth floor counter.

H5 - 28 T23N R5E W 1/2

I4 - 32 T23N R5E E 1/2

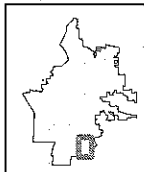
I5 - 33 T23N R5E E 1/2



EXHIBIT 1

ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not
guaranteed to survey accuracy, and is based on
the best information available as of the date shown.
This map is intended for City display purposes only.



0 200 400
Feet
1:4,800

I5

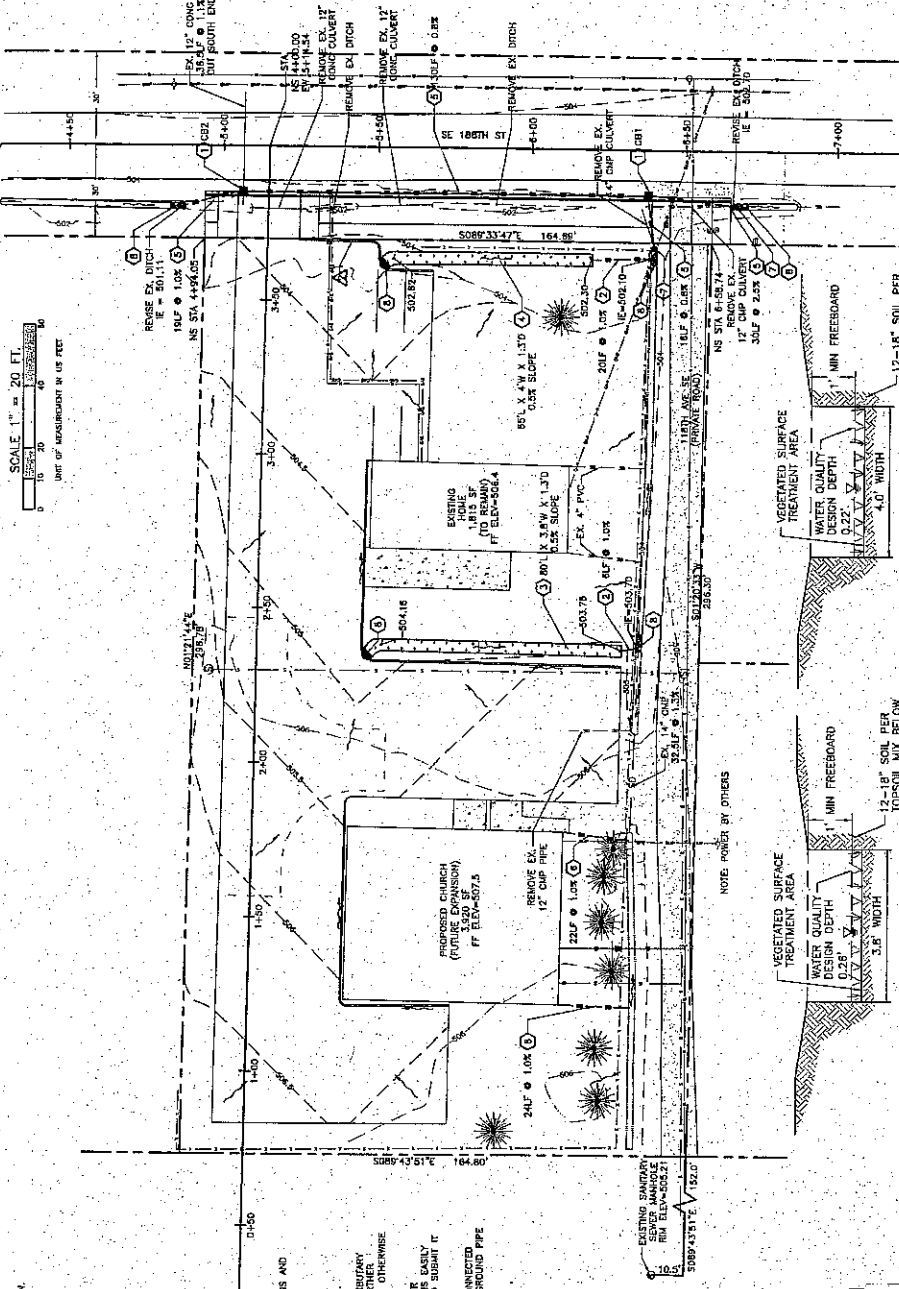
33 T23N R5E W 1/2

STORM DRAINAGE NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RENTON STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (SDOT).
2. TEMPORARY EROSION/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE KING COUNTY SURFACE WATER DESIGN MANUAL.
3. COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OF RENTON OR OTHER GOVERNING AUTHORITY OR AGENCY AS MAY BE APPLICABLE.
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
5. STORM DRAIN PIPE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. FLAT CONCRETE PIPE CONFORMING TO THE REQUIREMENTS OF AASHTO M 8.
 - B. REINFORCED CONCRETE PIPE CONFORMING TO THE REQUIREMENTS OF AASHTO M 119.
 - C. PVC PIPE SHALL CONFORM TO ASTM D 3034-73 SDR 35 FOR 4" THRU 15" DIAMETER PVC PIPE, AND SHALL CONFORM TO ASTM F 673 FOR 18" THRU 24" DIAMETER PVC PIPE, WITH JOINTS AND GASKETS CONFORMING TO ASTM D 3512 AND ASTM F 447.
 - D. DUCTILE IRON PIPE CONFORMING TO THE REQUIREMENTS OF ANSI A21.51, AND ANNA C 91, THICKNESS CLASSES AS SHOWN ON THE PLANS.
 - E. POLYETHYLENE SMOOTH WALL PIPE PER ADVANCED DRAINAGE SYSTEMS (ADS) SHALL BE USED FOR ALL STORM DRAINAGE SYSTEMS TO BE INSTALLED TO INSURE COMPACTED AROUND THIS PIPE WITH A MINIMUM 3 FEET/SECOND FLOW RATE.
 - F. OTHER TYPES OF APPROVED STORM DRAIN PIPE ARE USED.
6. SPECIAL STRUCTURES, DIVERTERS, SEPARATORS AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE (NATURAL CONTROL PLANS) AS REQUIRED IN ACCORDANCE WITH AASHTO.
8. CALL UNDERGROUND LOCATE LINE 1-800-424-5555 MINIMUM 48 HOURS PRIOR TO ANY EXCAVATIONS.
9. STORM DRAIN PIPELINES SHALL BE INSTALLED TO THE FAR PROPERTY LINE(S) TO SERVE ADJACENT RESIDENTIAL AREAS AS MAY BE WARRANTED. THEY SHALL BE APPROPRIATELY SIZED TO ACCOMMODATE FLOWS AS FURTHER APPROVED BY THE CITY ENGINEER.
10. UNLESS OTHERWISE SPECIFIED ON PLANS, ALL STORM DRAIN SHALL BE 18" DIA. FOR 4" LARGER CONFORMANCE TO ASTM D 3034, SDR 35. SUFFICIENT CLEARANCE SHALL BE MAINTAINED TO THE SYSTEM IS EXISTING TO THE OWNER AND/OR ALTA CASADOL INC. UPON COMPLETION OF THE WORK.
11. ALL BUILDING ROOF DRAIN DOWN SPOUTS, UNLESS OTHERWISE SPECIFIED, SHALL BE 8" MIN. AND CONNECTED DIRECTLY TO THE MAIN STORM DRAINAGE CONVEYANCE SYSTEM @ 0.5% MIN. SLOPE THROUGH AN UNDERGROUND PIPE SYSTEM.

DRAINAGE PLAN

A PORTION OF THE SW 1/4, OF THE SW 1/4, SECTION 33, TOWNSHIP 23 N., RANGE 05 E., W.M.



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

RECOMMENDED PLANTING QUANTITIES

FOR HYDROSEEDING		FOR BRUCAST SEEDING	
5 LB	GRASS SEED MIX	5 LB	GRASS SEED MIX
7 LB	10-20-20 (N-P-K) FERTILIZER	7 LB	10-20-20 (N-P-K) FERTILIZER
50 LB	WOOD CELLULOSE FIBER MULCH	50 LB	WOOD CELLULOSE FIBER MULCH

NOTE: FERTILIZER QUANTITY IS AN ESTIMATE ONLY

3 NORTH BIO-SWALE
C-3 NO SCALE

2 SOUTH BIO-SWALE
C-3 NO SCALE

BIO-SWALE GRASS SEED MIX

BIO-SWALE GRASS SEED MIX		BIO-SWALE TOPSOIL MIX	
75-85%	TALL OR MEDIUM FESCUE	50-50%	SNAILY LOAM
10-15%	PERENNIAL RYEGRASS	10-20%	CLAY
5-10%	HYDROPHYLLIS	10-20%	COMPOSTED ORGANIC MATTER (EXCLUDING FIBER MULCH)

NOTE: GRASS SHALL BE MAINTAINED TO HAVE A PERMANENT HEIGHT OF BETWEEN 4" & 6"

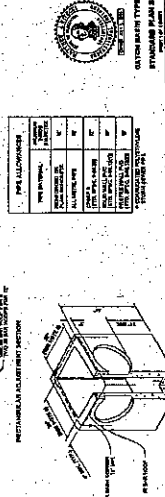
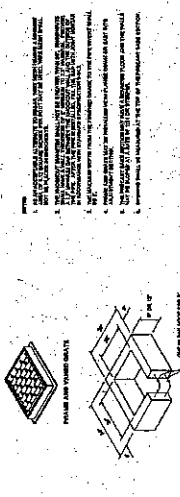
STORM DRAINAGE SCHEDULE

- 1 TYPE 1 CATCH BASIN PER DETAIL 1/C-3
- 2 6" DIAMETER PVC PIPE
- 3 BIO-SWALE PER DETAIL 2/C-3
- 4 BIO-SWALE PER DETAIL 3/C-3
- 5 12" DIAMETER CONCRETE PIPE CLASS IV AASHTO M 119
- 6 6" PVC ROOF DOWNSPOUT DRAIN
- 7 TRASH RACK PER DETAIL 6/C-3 (MIN 1 BAR)
- 8 4" X 8" X 1/2" DIA. RUP OVERFLOW RUP
- 9 NOTE: ADJUST UP RUP DIA DIMENSIONS AS NECESSARY TO FIT WITH EXISTING DITCH WIDTH

TYPE 1 CATCH BASIN

NO SCALE

ID	STATION	INVERT	TYPE	DETAIL/PIECE
1	118+00.00	118+00.00	TYPE 1 CATCH BASIN	1/C-3
2	118+00.00	118+00.00	TYPE 1 CATCH BASIN	1/C-3
3	118+00.00	118+00.00	TYPE 1 CATCH BASIN	1/C-3



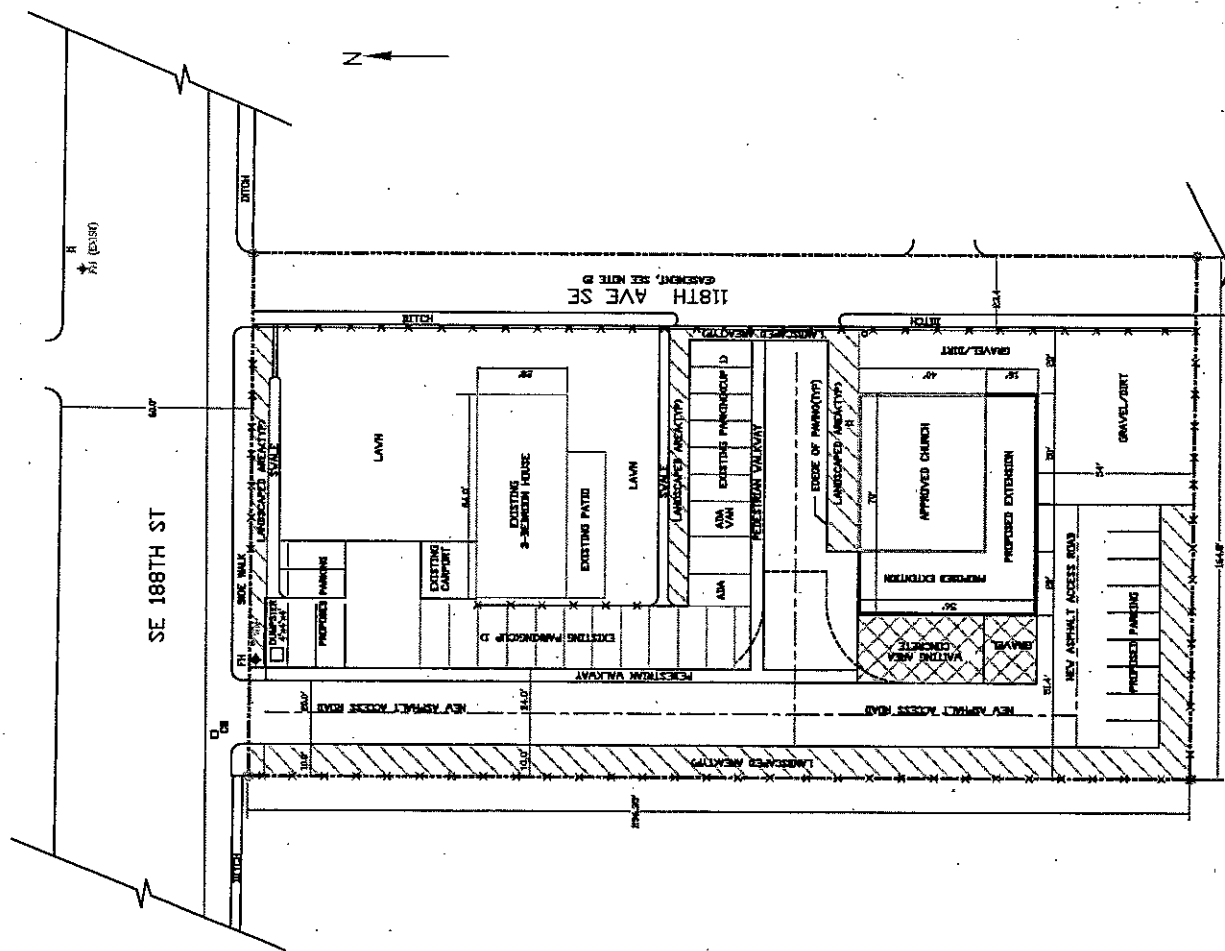
Alta Cascade
112 North Main Street
Renton, WA 98058
Phone: (206) 885-6800
Fax: (206) 885-6801
www.altacascade.com

City of Renton
Engineering Division
4th Floor
118th St SE
Renton, WA 98058

ST. THOMAS ORTHODOX CHURCH
11851 SE 188TH ST
RENTON, WA 98058

DATE: 04/20/2010
BY: JLO
CHECKED: JAK
PROJECT NUMBER: 11851 SE 188TH ST

REVISION
1. REVISED PER CITY OF RENTON COMMENTS
2. REVISED PER CITY OF RENTON COMMENTS
3. REVISED PER CITY OF RENTON COMMENTS
4. REVISED PER CITY OF RENTON COMMENTS



A. GENERAL PROJECT INFORMATION

1. NAME OF PROJECT: ST. THOMAS ORTHODOX CHURCH I
 2. STREET ADDRESS: 11851 SE 188TH ST, RENTON, WA 98058
 3. PARCEL NO: 819400020
 4. PROJECT DESCRIPTION: EXPAND THE CHURCH BUILDING SIZE FROM 2,000 SQ FT TO 2,820 SQ FT
- OWNER:**
 11851 SE 188TH ST
 RENTON, WA 98058
 253.948.2044
- ARCHITECT:**
 11851 SE 188TH ST
 RENTON, WA 98058
 425.558.0108
- ENGINEER:**
 19228 90TH SOUTH
 RENTON, WA 98058
 253.520.4120
- CONTRACTOR:**
 310 N MERIDIAN, STE 200
 PUYALLUP, WA 98371
 253.864.9600

B. ZONING DESIGNATION/ENVIRONMENTAL REVIEW

1. ZONING DESIGNATION: COMMERCIAL, CONDITIONAL USE PERMIT, LU406-102-04-H
2. LOT AREA: 48,728 SQ FT
3. BUILDING AREA: 3,920 SQ FT
4. PARKING: TOTAL 32; 2 ADA, 8 COMPACT

C. BUILDING INFORMATION

1. TYPE OF WORK - REMODEL
2. PROPOSED USE: CHURCH
3. OCCUPANCY CLASS - A-3
4. OCCUPANCY GROUP - 30
5. BUILDING CODE: IRC 2006
6. TYPE OF CONSTRUCTION - V-SB
7. ROOF LIVE LOAD (SNOW) - 20 PSF
8. WIND RESISTANCE - 15 PSF
9. SOIL BEARING CAPACITY - 2,000 PSF
10. CONCRETE F_c - 2,800 PSI
11. SEISMIC ZONE - D

IMPERVIOUS SURFACES
 SEE DRAINAGE REPORT

LEGAL DESCRIPTION

THE EAST HALF OF TRACT 1, BLOCK 1, NORTHWESTERN GARDEN TRACTS, PARCELS 14, 4, 400808, TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 74, RECORDS OF KING COUNTY, WASHINGTON.

- LEGEND & ABBREVIATIONS**
- R LIGHT POLE
 - PF FIRE HYDRANT
 - PP POWER POLE
 - FENCE
 - PROPERTY LINE
 - CB CONCRETE

NOTES

1. FRONTAGE IMPROVEMENTS TO INCLUDE SIDE WALK, PLANTER STRIP, AND STORM DRAINAGE DESIGN SUBMITTED TO PUBLIC WORKS.
2. SEE THE TITLE DOCUMENT FOR EXISTING INFORMATION.
3. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AT THE EAST END OF THE TRACT.
4. RECORDING NO. - 372867, 500324, 5156743

City of Renton
 Planning Division

MAR - 8 2010

RECEIVED

1"=20'
 0 20 40
 feet

DESIGNED PARANTE	ST. THOMAS ORTHODOX CHURCH 11851 SE 188TH ST, RENTON, WA 98058	SCALE: 1"=20'
DRAWN PARANTE		DATE: 03/01/10
CHECKED PARANTE	PROPOSED SITE PLAN	SHEET NO. 2